

# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located in the southeast community of Ramsay on Alexander Street SE. The parcel is approximately 0.07 hectares (0.16 acres) in size, about 18 metres wide and 37 metres deep. The laned parcel is located mid-block and is currently developed with a single detached dwelling.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north, east, south and west of the site are designated as Residential – Grade-Oriented Infill (R-CG) District, with the exception a commercial area designated as Commercial – Neighbourhood 2 (C-N2) District located approximately 72 metres (a one-minute walk) southeast of the subject site across Spiller Road SE.

The site is well served by public transit with bus stops located approximately 75 metres from the subject site (a one-minute walk) along Spiller Road SE and approximately 100 metres from the subject site (approximately a two-minute walk) along Burns Avenue SE.

Ramsay School and the Ramsay Community Association site are located approximately 300 metres southwest of the subject site (a five-minute walk). The Elbow River Pathway system is also located in close proximity to the site, approximately 550 metres to the north (a nine-minute walk).

This parcel was included within the citywide rezoning bylaw which was approved by City Council on 2024 May 14. The intent for this application is to align the policies of the *Ramsay Area Redevelopment Plan* (ARP) to the current land use.

## Community Peak Population Table

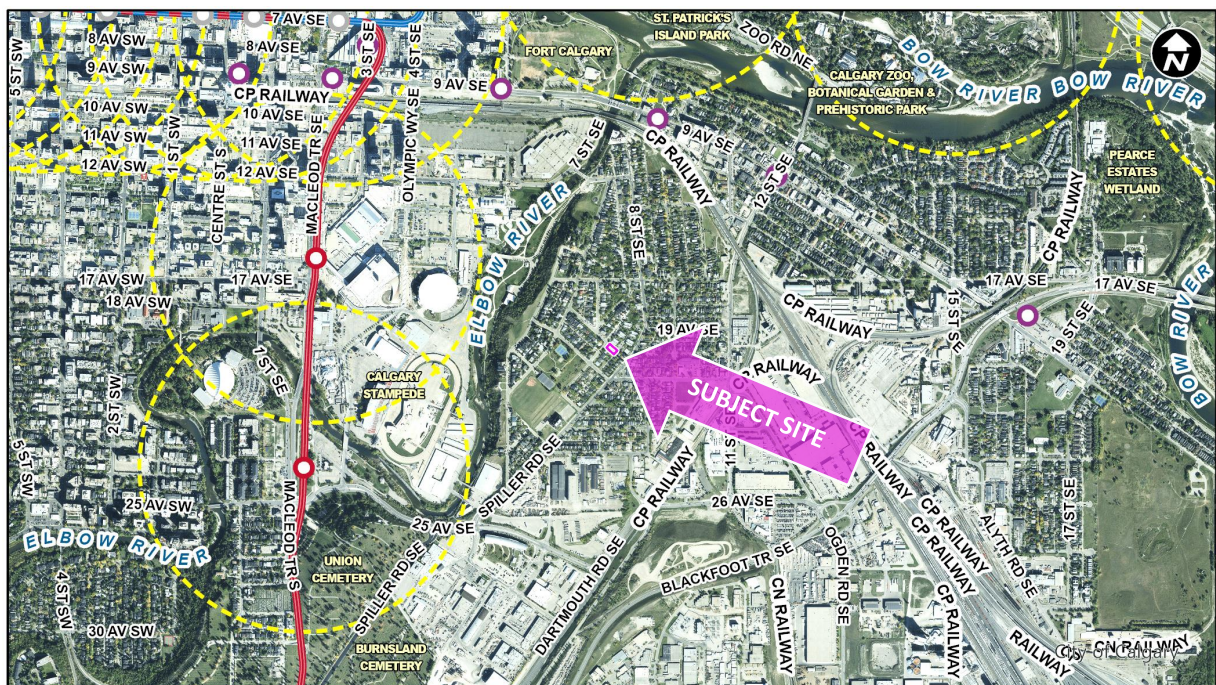
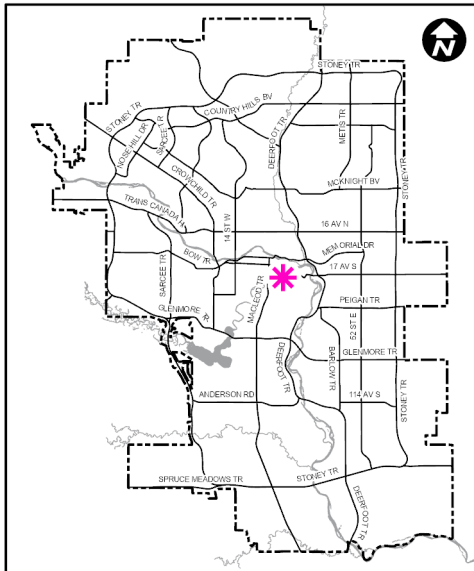
As identified below, the community of Ramsay reached its peak population in 1969.

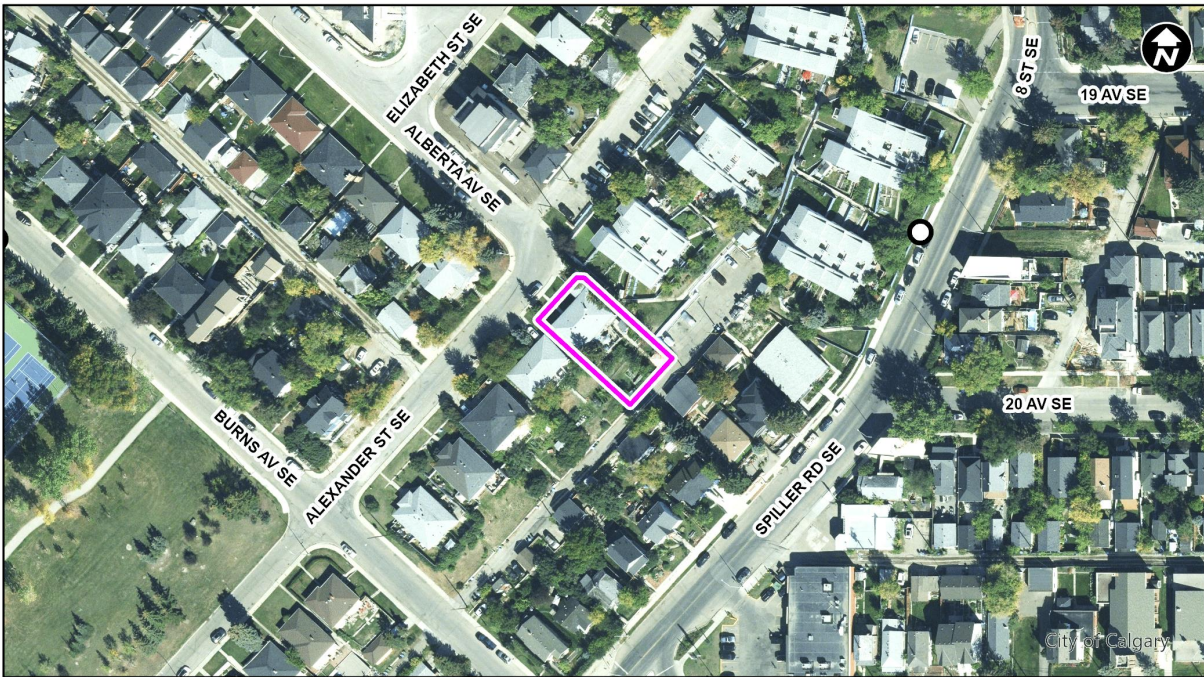
<b>Ramsay</b>	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	-847
Difference in Population (Percent)	-28.19%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ramsay Community Profile](#).

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to five dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged within the review of the associated development permit application.

### **Ramsay Area Redevelopment Plan (Statutory – 1994)**

The site is located within the Low Density Residential Area, as identified on Map 1: Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies of the ARP discourage development of more than two dwelling units on parcels identified as Low Density Residential. An amendment to Map 1: Action Plan Executive Summary from Low Density Residential to Low Density Multi Unit Residential for the subject site is required. The proposed amendment will allow the ARP's policies to better align with the MDP and the existing R-CG District designation, which supports a wider range of low-density housing forms and allows for the development proposed under the associated development permit (DP2024-05348).

The proposed amendment is considered appropriate based on the policy guidance provided by the MDP and ARP.